

Summary of the Minutes

July 1, 2013 Regular Meeting

City of Binghamton Planning Commission

City Council Chambers, City Hall

CALL TO ORDER

Vice-Chairman Pompei called the meeting to order at 5:19 pm.

ROLL CALL

Present: Corcoran, Pompei, Bowers, Staff, O'Loughlin

Absent: Stella, Ayres, Berling, Emilio

Vacant: None

Staff Present: T. Costello, B. Seachrist, L. McCullen, P. Day, Alpern (Intern)

APPROVAL OF SUMMARY OF THE MINUTES

Motion to approve the Summary of the Minutes from the June 3, 2013 regularly scheduled Planning Commission meetings, with one requested edit (noted and made by Planning Staff).

Moved by O'Loughlin, seconded by Bowers

Motion carried (5-0-0)

Ayes: Corcoran, Pompei, Bowers, Staff, O'Loughlin

Nays: None

Absent: Stella, Ayres, Berling, Emilio

Recused: None

PUBLIC HEARINGS

20 Hawley Street (2013-22)

Joseph Genzano, Jeffrey Wysznski and Alfred Weissman appeared to provide information on a proposed new construction of two 5-story additions for Multi-Unit Dwelling Unit use (40 Units, 180 Bedrooms) at an existing Mixed-Use Development in the C-2 District.

Vice-Chairman Pompei opened the public hearing. Rebecca Hennemeyer, Mike Tulsey, Phillip Nelson, Tina Kelsie and Scott Strong spoke in favor of the proposal. Cheryl Sacco and Jeff Smetana spoke in opposition of the proposal. No letters were received in favor or in opposition of the proposal. The public hearing was left open.

Motion to table the public hearing and deliberations until the next meeting of the Planning Commission, August 5, 2013.

Moved by Staff, seconded by O'Loughlin

Motion carried (5-0-0)

Ayes: Corcoran, Pompei, Bowers, Staff, O'Loughlin

Nays: None

Absent: Stella, Ayres, Berling, Emilio

Recused: None

2 & 2.5 Eldredge Street (2013-23)

Sarah Campbell and Brian Culver appeared to provide information for proposed new construction of a 7,800 SF addition for an existing Light Manufacturing use in the C-1, Service Commercial District.

Vice-Chairman Pompei opened the public hearing. No one spoke in favor or in opposition of the proposal. No letters were received in favor or in opposition of the proposal. Vice-Chairman Pompei then closed the public hearing.

Motion to approve a Department of Environmental Conservation State Environment Quality Review Act Negative Declaration in conjunction with the requested review.

Moved by Staff, seconded by O'Loughlin

Motion carried (5-0-0)

Ayes: Corcoran, Pompei, Bowers, Staff, O'Loughlin

Nays: None

Absent: Stella, Ayres, Berling, Emilio

Recused: None

Motion to approve a requested waiver for 20% of the off-street parking requirement for the resulting post-construction floor area of the light manufacturing use.

Moved by Staff, seconded by O'Loughlin

Motion carried (5-0-0)

Ayes: Corcoran, Pompei, Bowers, Staff, O'Loughlin

Nays: None

Absent: Stella, Ayres, Berling, Emilio

Recused: None

Motion to approve the Series A Site Plan & Special Use Permit Review.

Moved by Staff, seconded by Bowers

Motion carried (5-0-0)

Ayes: Corcoran, Pompei, Bowers, Staff, O'Loughlin

Nays: None

Absent: Stella, Ayres, Berling, Emilio

Recused: None

SEQR DETERMINATIONS

19 Chenango Street (2013-33)

Sarah Campbell appeared to provide information on an application for Series A Site Plan & Special Use Permit for a Mixed-Use Project involving the proposed conversion of 2nd-12th floors of existing structure for Multi-Unit Dwelling use (68 Units, 231 Bedrooms) and 1st floor reserved for a commercial use tenant TBD in the C-2 District.

Motion to declare the proposed action an Unlisted Action for State Environmental Quality Review.

Moved by Staff, seconded by O'Loughlin

Motion carried (5-0-0)

Ayes: Corcoran, Pompei, Bowers, Staff, O'Loughlin

Nays: None

Absent: Stella, Ayres, Berling, Emilio

Recused: None

Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.

Moved by Staff, seconded by Bowers

Motion carried (5-0-0)

Ayes: Corcoran, Pompei, Bowers, Staff, O'Loughlin

Nays: None

Absent: Stella, Ayres, Berling, Emilio

Recused: None

Motion to set a public hearing for August 5, 2013 at 5:20pm.

Moved by Staff, seconded by O'Loughlin

Motion carried (5-0-0)

Ayes: Corcoran, Pompei, Bowers, Staff, O'Loughlin

Nays: None

Absent: Stella, Ayres, Berling, Emilio

Recused: None

OTHER BUSINESS

None

ADJOURNMENT

Motion to adjourn the meeting.

Moved by Ayres, seconded by Staff

Voice vote; none opposed.

Adjourned at 8:04 p.m.

DRAFT